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March 10, 2010

**TO: Chair and Members, Committee of Adjustment
Toronto and East York**

FROM: Councillor Michael Walker

**RE: 95 Lonsdale Road – Item 32A 32B 32C - To be heard May 12th, at 3:30
p.m.**

I am writing to respectfully request that your committee refuse the application for proposed variances for 95 Lonsdale Road. This application proposes to demolish the existing detached dwelling, severe the property and construct two three-storey semi-detached dwellings, each with an integral garage at grade.

I strongly object to this application as a whole. The existing lot is too small for the proposed development, attempting to build a three storey semi-detached dwelling where a single detached dwelling would be more appropriate. The individual variances requested are not minor and the accumulated impact of all the variances in my opinion represent an overdevelopment of the lot.

Severing the existing property will create two undersized lots, which will have frontages of 5.84m far below the minimum of 9m required under the zoning bylaw for the area. These narrow lot frontages will have the compounded impact of an integral garage at grade. This represents a major variance, which is not consistent with the character of the street.

The proposed density for each lot is 1.07 times the coverage of the lots, whereas the 0.60 times coverage is permitted. This over-density is expressed in substandard frontages, and building depth of 21.6m well beyond the permitted 17.0m in the zoning bylaw.

For the reasons stated above, this application does not meet the four tests of the Planning Act. The spirit and intent of the Zoning Bylaw and Official Plan are not represented in this application. As well, this application would not result in the appropriate redevelopment of this lot and would definitely not be a minor variance when the accumulated effect of the variances are considered.

Sincerely,



Michael Walker
Councillor – St. Paul's